



## Flat 3

Wimborne Road | Winton | Bournemouth | BH9 2AT

**£850 Per Month**

Anglotown   
RESIDENTIAL LETTINGS & SALES

# Flat 3

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Located on Wimborne Road in the vibrant area of Winton, Bournemouth, this charming 1 bed apartment offers a perfect blend of comfort and convenience. The property features a well-appointed reception room that serves as a versatile space for relaxation and entertaining. The bedroom is thoughtfully designed with a built-in wardrobe, providing ample storage while maintaining a tidy appearance.

The kitchen is equipped with essential appliances, making it ideal for those who enjoy cooking. The newly fitted bathroom adds a touch of modernity, ensuring a pleasant experience for residents. With double glazing throughout, the apartment benefits from enhanced insulation and energy efficiency, while the gas-fired central heating guarantees warmth during the cooler months.

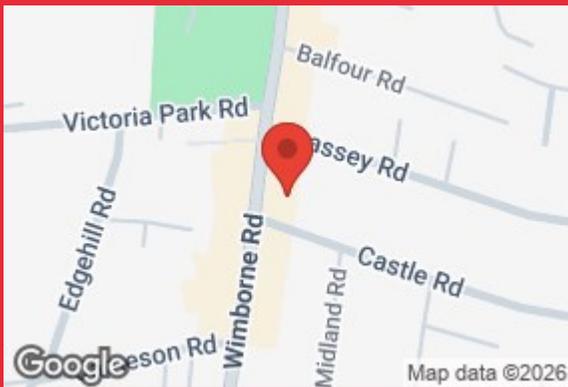
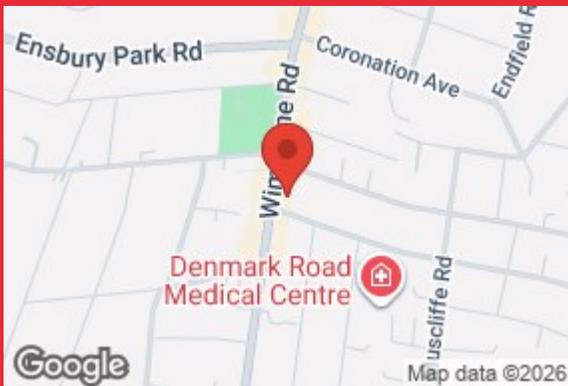
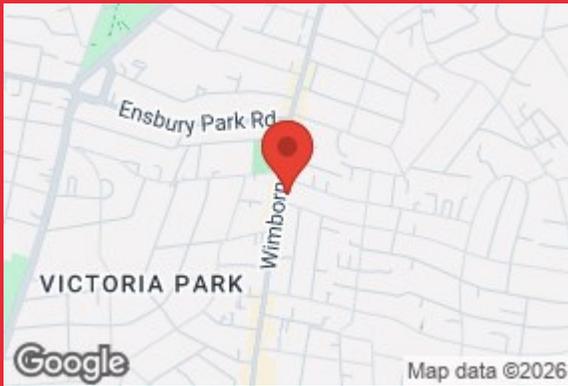
New flooring has been installed throughout the property, contributing to a fresh and contemporary feel. Located in close proximity to Moordown Shopping Centre, residents will find a variety of shops and amenities just a short stroll away, making daily errands a breeze.

This apartment is an excellent opportunity for tenants seeking a property in a desirable location. With its appealing features and convenient access to local facilities, this home is sure to attract interest.

- One bedroom flat
- Newly refurbished
- New flooring throughout
- Kitchen with new appliances
- Double glazing
- New gas fired boiler
- Main Bus Route
- Parking
- EPC C
- Council Tax Band A







Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions	(82 plus) <b>A</b>		
(81-91) <b>B</b>				(61-81) <b>B</b>			
(69-80) <b>C</b>				(49-60) <b>C</b>			
(55-68) <b>D</b>				(39-48) <b>D</b>			
(39-54) <b>E</b>				(29-38) <b>E</b>			
(21-38) <b>F</b>				(11-28) <b>F</b>			
(1-20) <b>G</b>				Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
Not energy efficient - higher running costs							
<b>England &amp; Wales</b>	EU Directive 2002/91/EC			<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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